

Attorney or Party Name, Address, Telephone & FAX Nos., State Bar No. & Email Address Marc C. Forsythe - State Bar No. 153854 Charity J. Miller – State Bar No. 286481 GOE & FORSYTHE, LLP 18101 Von Karman Avenue, Suite 1200 Irvine, CA 92612 rgoe@goeforlaw.com cmiller@goeforlaw.com Telephone: (949) 798-2460 Facsimile: (949) 955-9437 <input type="checkbox"/> Individual appearing without attorney <input checked="" type="checkbox"/> Attorney for: 779 Stradella, LLC, Debtor	FOR COURT USE ONLY
UNITED STATES BANKRUPTCY COURT CENTRAL DISTRICT OF CALIFORNIA - SANTA ANA DIVISION	
In re: 779 STRADELLA, LLC, a Delaware limited liability company, Debtor(s).	CASE NO.: 8:16-bk-15156 CB CHAPTER: 11 NOTICE OF SALE OF ESTATE PROPERTY

Sale Date: 06/21/2017	Time: 10:00 am
Location: Courtroom 5D, United States Bankruptcy Court, 411 West Fourth Street, Santa Ana, CA 92701	

Type of Sale: ☐ Public ☒ Private Pursuant to 3.b.(5) of Order to Set Hearing on Shortened Notice [Docket No. 78],
Last date to file objections: Opposition may be made orally at the hearing

Description of property to be sold: Real property located at 779 Stradella, Los Angeles, CA 90027

Terms and conditions of sale: As is, Where is
Cash

Proposed sale price: \$ 7,777,540.78

Overbid procedure (if any): N/A

If property is to be sold free and clear of liens or other interests, list date, time and location of hearing:

Date: June 21, 2017
Time: 10:00 a.m.
Location: Courtroom 5D
United States Bankruptcy Court
411 West Fourth Street
Santa Ana, CA 92701

Contact person for potential bidders (include name, address, telephone, fax and/or email address):

Marc C. Forsythe
GOE & FORSYTHE, LLP
18101 Von Karman Avenue, Suite 1200
Irvine, CA 92612
Tel: 949-798-2460
Fax: 949-955-9437
Email: mforsythe@goeforlaw.com

Date: 06/08/2017

PROOF OF SERVICE OF DOCUMENT

I am over the age of 18 and not a party to this bankruptcy case or adversary proceeding. My business address is:
18101 Von Karman Avenue, Suite 1200, Irvine, CA 92612

A true and correct copy of the foregoing document entitled: **NOTICE OF SALE OF ESTATE PROPERTY** will be served or was served **(a)** on the judge in chambers in the form and manner required by LBR 5005-2(d); and **(b)** in the manner stated below:

1. TO BE SERVED BY THE COURT VIA NOTICE OF ELECTRONIC FILING (NEF): Pursuant to controlling General Orders and LBR, the foregoing document will be served by the court via NEF and hyperlink to the document. On *(date)* 06/08/2017, I checked the CM/ECF docket for this bankruptcy case or adversary proceeding and determined that the following persons are on the Electronic Mail Notice List to receive NEF transmission at the email addresses stated below:

Jeffrey W Dulberg jdulberg@pszjlaw.com; Marc C Forsythe kmurphy@goeforlaw.com, mforsythe@goeforlaw.com; goeforecf@gmail.com; Michael J Hauser michael.hauser@usdoj.gov; James Andrew Hinds jhinds@jhindslaw.com, zbilowit@jhindslaw.com; Kambiz J Shabani joseph@shabanipartners.com, kevin@shabanipartners.com; United States Trustee (SA) ustpregion16.sa.ecf@usdoj.gov

☐ Service information continued on attached page

2. SERVED BY UNITED STATES MAIL:

On *(date)* 06/08/2017, I served the following persons and/or entities at the last known addresses in this bankruptcy case or adversary proceeding by placing a true and correct copy thereof in a sealed envelope in the United States mail, first class, postage prepaid, and addressed as follows. Listing the judge here constitutes a declaration that mailing to the judge will be completed no later than 24 hours after the document is filed.

☒ Service information continued on attached page

3. SERVED BY PERSONAL DELIVERY, OVERNIGHT MAIL, FACSIMILE TRANSMISSION OR EMAIL (state method for each person or entity served): Pursuant to F.R.Civ.P. 5 and/or controlling LBR, on *(date)* 06/08/2017, I served the following persons and/or entities by personal delivery, overnight mail service, or (for those who consented in writing to such service method), by facsimile transmission and/or email as follows. Listing the judge here constitutes a declaration that personal delivery on, or overnight mail to, the judge will be completed no later than 24 hours after the document is filed.

Hon. Catherine Bauer, USBC, 411 West Fourth Street, Santa Ana, CA 92701 (personal delivery)

Via Email:

Oscar Estrada, LA County Treasurer-Tax Collector bankruptcy@ttc.lacounty.gov

☐ Service information continued on attached page

I declare under penalty of perjury under the laws of the United States that the foregoing is true and correct.

06/08/2017 Susan C. Stein
Date *Printed Name*

/s/Susan C. Stein
Signature

In re 779 Stradella, LLC
USBC Case #8:16-bk-15156-CB

Debtor
779 Stradella, LLC
3991 MacArthur Blvd., Ste.125
Newport Beach, CA 92660-3049

United States Trustee
United States Trustee
411 West Fourth Street, #7160
Santa Ana, CA 92701-4500

CREDITORS

California TD Specialists
8190 East Kaiser Blvd
Anaheim, CA 92808-2215

Crest Real Estate, LLC
11150 W. Olympic Blvd., Suite 700
Los Angeles, CA 90064-1825

Feffer Geological Consulting
1990 S Bundy Dr., # 400
Los Angeles, CA 90025-5245

Genesis Capital Master Fund II, LLC
Attn Lending Department
21650 Oxnard Street, Suite 1700
Woodland Hills, CA 91367-5058

Parker Resnick
1927 Pontius Avenue
Los Angeles, CA 90025-5611

Paul Manafort
721 Fifth Avenue #43G
New York, NY 10002-2537

Steve Opdahl Surveying
206 Dryden St
Thousand Oaks, CA 91360-5303

The Tree Resource
PO Box 49314
Los Angeles, CA 90049-0314

Vantage Design Group
~~2634 S La Cienega Blvd~~
~~Los Angeles, CA 90034~~
RTS Unable to Fwd 01-26-17

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Jeffrey W. Dulberg, Esq.
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Baylor Holding, LLC
779 Stradella Road
Los Angeles, CA 90077-3307

Jeffrey Yohai
30254 Morning View Drive
Malibu, CA 90265-3617

Los Angeles County Tax Collector
PO Box 54018
Los Angeles, CA 90054-0018

LA County Treasurer & Tax Collector
PO Box 54110
Los Angeles, CA 90054-0110